

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Issaquah to May Valley / 65
Last Physical Inspection: 2003

Improved Analysis Summary:

Population: 3571
Number of Sales: 429
Range of Sale Dates: 1/1/02 through 10/03/03
Weighted Mean: 98.4%
COV: 9.03%*
Average sales price: \$554,100

*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in the analysis included all sales of one to three unit family residences on residential lots which were verified as, or appeared to be market sales, were considered for this analysis. The sale summary excludes multi-parcel sales, multi-building sales, mobile homes sales, and sales of new construction where less than a fully complete house was assessed for 2003, and parcels with a 2003 assessed improvement value of \$10,000 or less. This also excludes previously vacant and destroyed property partial value accounts.

The population number excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2003 and parcels with a 2003 assessed improvement value of \$10,000 or less.

Summary of Findings:

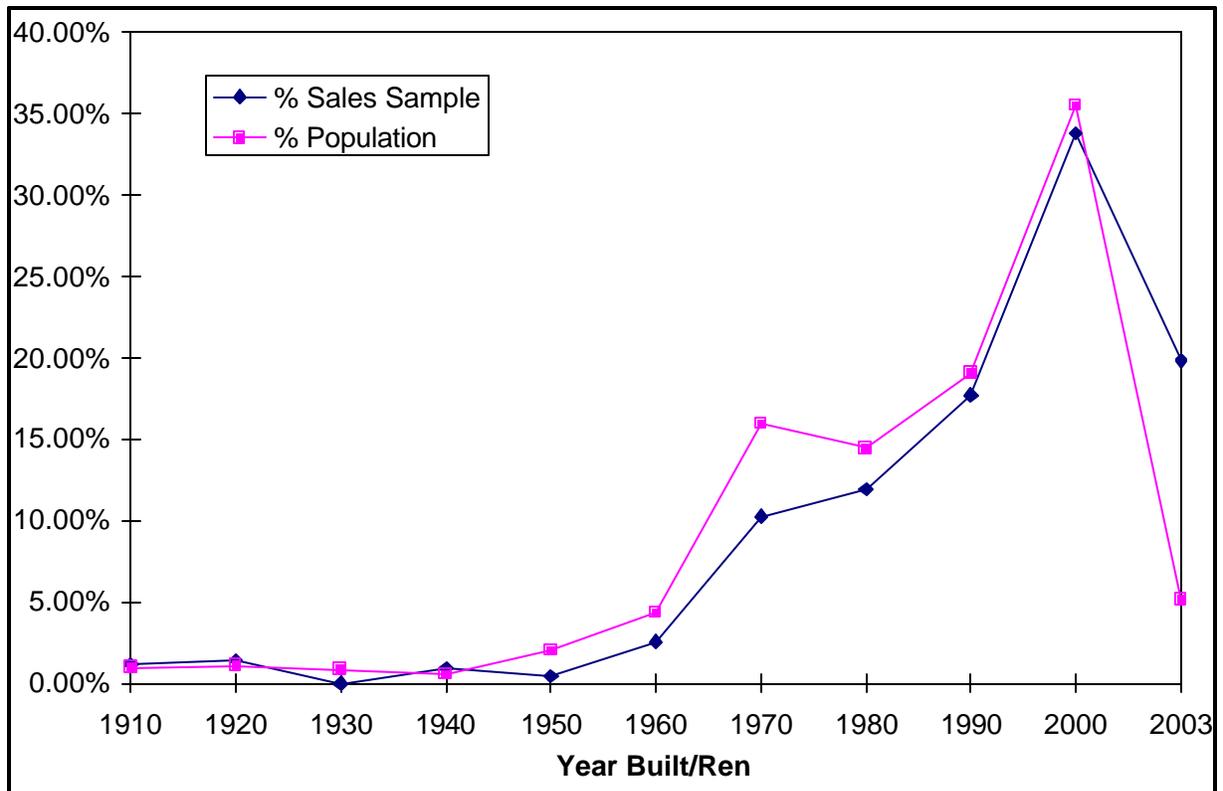
The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics, having adequate representation, that required adjustment to improve uniformity.

Therefore, it is recommended that the 2003 roll values should be carried forward and posted to the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.17%
1920	6	1.40%
1930	0	0.00%
1940	4	0.93%
1950	2	0.47%
1960	11	2.56%
1970	44	10.26%
1980	51	11.89%
1990	76	17.72%
2000	145	33.80%
2003	85	19.81%
	429	

Population		
Year Built/Ren	Frequency	% Population
1910	35	0.98%
1920	40	1.12%
1930	31	0.87%
1940	21	0.59%
1950	73	2.04%
1960	156	4.37%
1970	569	15.93%
1980	516	14.45%
1990	680	19.04%
2000	1266	35.45%
2003	184	5.15%
	3571	

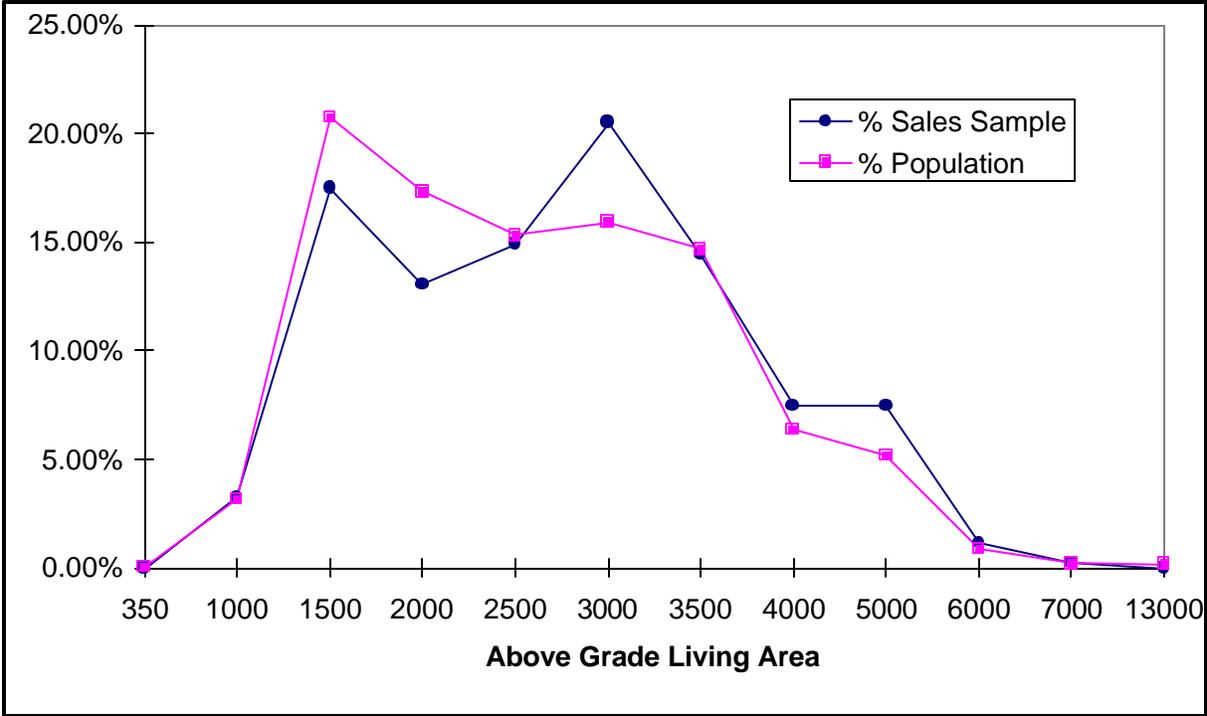


The sales sample frequency distribution follows the population distribution fairly close except in the last two years where the sales of new homes are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
350	0	0.00%
1000	14	3.26%
1500	75	17.48%
2000	56	13.05%
2500	64	14.92%
3000	88	20.51%
3500	62	14.45%
4000	32	7.46%
5000	32	7.46%
6000	5	1.17%
7000	1	0.23%
13000	0	0.00%
	429	

Population		
AGLA	Frequency	% Population
350	1	0.03%
1000	113	3.16%
1500	741	20.75%
2000	619	17.33%
2500	547	15.32%
3000	569	15.93%
3500	524	14.67%
4000	227	6.36%
5000	185	5.18%
6000	32	0.90%
7000	7	0.20%
13000	6	0.17%
	3571	

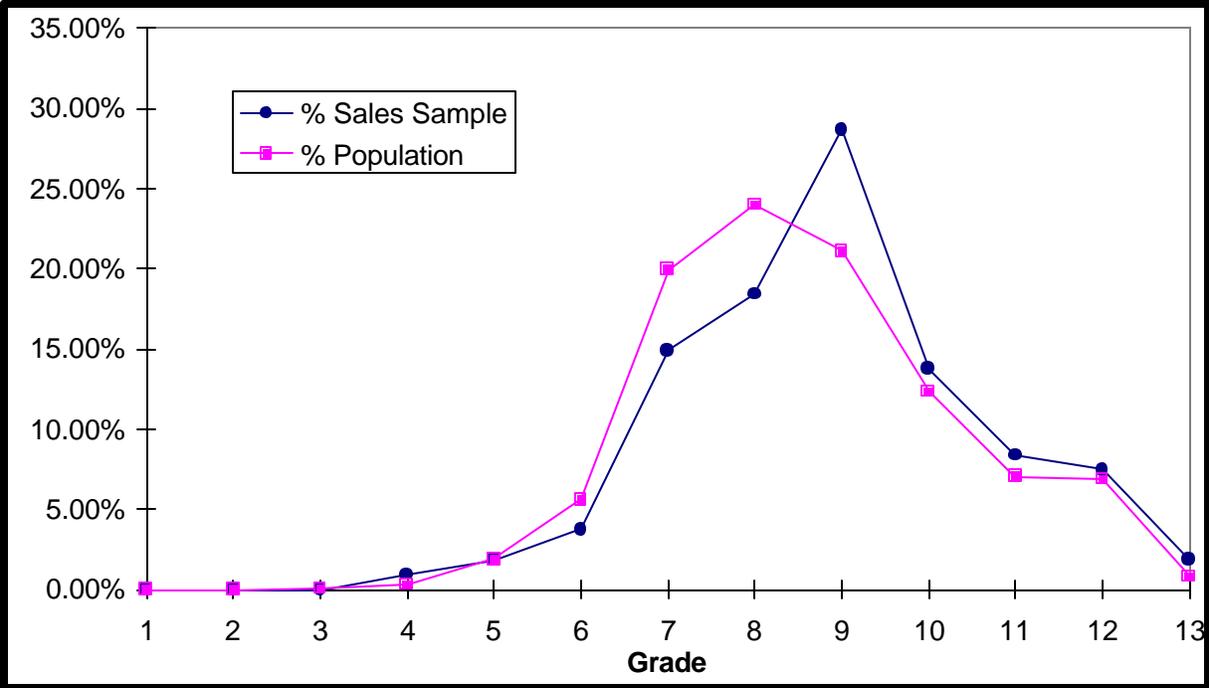


The sales sample frequency distribution follows the population distribution fairly close except in the 1500 to 2400 square foot range where the majority of older homes over represent the sales sample and in the 3000 square foot range where new home sales tend to over represent the population with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.93%
5	8	1.86%
6	16	3.73%
7	64	14.92%
8	79	18.41%
9	123	28.67%
10	59	13.75%
11	36	8.39%
12	32	7.46%
13	8	1.86%
	429	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.06%
4	11	0.31%
5	67	1.88%
6	200	5.60%
7	713	19.97%
8	857	24.00%
9	754	21.11%
10	440	12.32%
11	252	7.06%
12	247	6.92%
13	28	0.78%
	3571	



The sales sample frequency distribution follows the population distribution very closely except grade 9 where new home sales over represent the population with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 10/13/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 20, 2004 to test the resultant assessment level using later 2003 sales. There were 36 additional usable sales. The weighted mean ratio decreased from .984 to .981 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2003 land values be carried forward to the 2004 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation which required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2004 assessment roll.

Ratio Studies

A ratio study of this annual update area is included in this report.

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2003	Date of Report: 10/28/2003	Sales Dates: 1/2002 - 12/2003
Area 65	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	429
<i>Mean Assessed Value</i>	545,400
<i>Mean Sales Price</i>	554,100
<i>Standard Deviation AV</i>	349,937
<i>Standard Deviation SP</i>	347,024

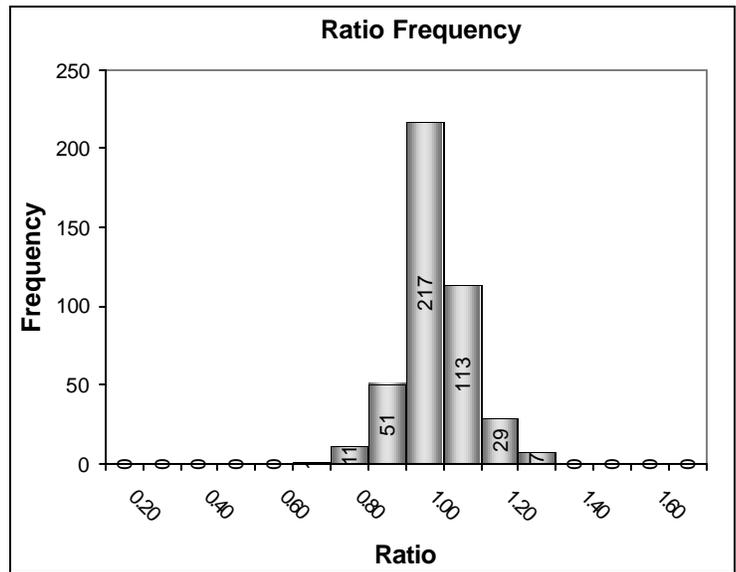
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.980
<i>Median Ratio</i>	0.976
<i>Weighted Mean Ratio</i>	0.984

UNIFORMITY	
<i>Lowest ratio</i>	0.687
<i>Highest ratio:</i>	1.261
<i>Coefficient of Dispersion</i>	6.68%
<i>Standard Deviation</i>	0.088
<i>Coefficient of Variation</i>	9.03%
<i>Price Related Differential (PRD)</i>	0.995

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.971
<i>Upper limit</i>	0.982
95% Confidence: Mean	
<i>Lower limit</i>	0.971
<i>Upper limit</i>	0.988

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3571
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.088
Recommended minimum:	13
<i>Actual sample size:</i>	429
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	225
<i># ratios above mean:</i>	204
<i>z:</i>	1.014
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 65

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	988800	0060	3/27/02	374750	1720	540	8	1978	3	34998	Y	N	17102 SE COUGAR MTN DR
1	322406	9093	4/4/02	342900	2050	0	8	1981	4	25264	N	N	20914 SE 83RD PL
1	856275	0260	8/21/03	384950	2060	0	8	2003	3	4000	N	N	2125 NW COYOTE CREEK LN
1	856275	0270	4/10/03	389950	2330	0	8	2003	3	4000	N	N	2155 NW COYOTE CREEK LN
1	856275	0280	3/26/03	403020	2580	0	8	2003	3	4000	N	N	2185 BEAR RIDGE DR NW
1	856275	0330	6/13/03	389900	2580	0	8	2003	3	3980	N	N	2140 NW COYOTE CREEK LN
1	856275	0290	4/14/03	431000	2800	0	8	2003	3	5602	N	N	2195 BEAR RIDGE DR NW
1	177700	0070	4/16/03	445000	2840	0	8	1970	3	39677	Y	N	17111 SE 58TH ST
1	177838	0410	12/27/02	404950	1760	0	9	2003	3	3924	N	N	16361 SE 66TH ST
1	177838	0400	1/23/03	428000	1850	0	9	2003	3	6704	N	N	16349 SE 66TH ST
1	177838	0420	4/1/02	420000	2030	0	9	2001	3	4419	N	N	16255 SE 66TH ST
1	177838	0470	1/22/02	390000	2030	0	9	2001	3	4579	N	N	16360 SE 66TH ST
1	856275	0140	8/14/03	459950	2160	630	9	2003	3	4500	N	N	806 BIG TREE DR NW
1	413944	0330	12/26/02	420000	2190	0	9	1994	3	8759	N	N	16462 SE 56TH PL
1	177838	0030	7/29/02	490000	2290	1000	9	2001	3	5139	N	N	6583 163RD PL SE
1	177838	0050	1/28/02	482500	2290	1000	9	2001	3	5666	N	N	6591 163RD PL SE
1	177838	0200	7/22/02	454950	2290	0	9	2002	3	5096	N	N	6687 163RD PL SE
1	177838	0220	5/28/02	452650	2290	0	9	2002	3	8647	N	N	6759 163RD PL SE
1	177838	0260	10/14/02	463000	2310	0	9	2002	3	11174	N	N	6834 163RD PL SE
1	947840	0120	2/5/02	480000	2330	0	9	2001	3	7294	N	N	6400 166TH PL SE
1	177838	0270	10/16/02	462950	2410	0	9	2002	3	9502	N	N	6850 163RD PL SE
1	177838	0310	10/23/02	449950	2410	0	9	2002	3	7312	N	N	6748 163RD PL SE
1	177838	0320	9/9/02	477948	2410	0	9	2002	3	6666	N	N	6722 163RD PL SE
1	177838	0090	8/29/02	540331	2420	780	9	2002	3	8689	N	N	16403 NW 66TH ST
1	177838	0110	3/13/02	510000	2420	780	9	2002	3	8914	N	N	16067 SE 66TH ST
1	177838	0130	1/23/02	434950	2420	0	9	2002	3	4985	N	N	16081 SE 66TH ST
1	177838	0190	3/29/02	459950	2420	0	9	2001	3	5291	N	N	6651 163RD PL SE

**Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	177838	0210	6/18/02	455621	2420	0	9	2002	3	5705	N	N	7022 163RD PL SE
1	177838	0390	7/24/02	484950	2420	0	9	2002	3	7261	N	N	6652 163RD PL SE
1	177838	0440	2/26/02	505000	2420	780	9	2001	3	5682	N	N	16399 SE 66TH ST
1	177838	0560	3/3/03	450000	2430	0	9	2001	3	5393	N	N	16357 SE COUGAR MTN WY
1	413941	0240	8/6/03	508000	2450	0	9	1998	3	13032	N	N	5031 165TH PL SE
1	856275	1090	10/6/03	483950	2450	0	9	2003	3	4500	N	N	773 BEAR RIDGE DR NW
1	856275	1100	7/1/03	475118	2470	0	9	2003	3	4500	N	N	767 BEAR RIDGE DR NW
1	856275	1080	8/7/03	500112	2500	0	9	2003	3	4500	N	N	777 BEAR RIDGE DR NW
1	947840	0260	2/3/03	555000	2520	600	9	2000	3	5520	N	N	6427 165TH PL SE
1	177838	0370	10/29/02	474950	2520	0	9	2002	3	5669	N	N	6668 163RD PL SE
1	856275	0130	5/19/03	506548	2520	940	9	2003	3	4502	N	N	794 BIG TREE DR NW
1	856275	0150	7/14/03	510996	2520	940	9	2003	3	4500	N	N	812 BIG TREE DR NW
1	177838	0020	6/13/02	519950	2540	900	9	2002	3	5450	N	N	6579 163RD PL SE
1	177838	0080	5/8/02	519950	2540	900	9	2002	3	10757	N	N	16021 SE 66TH ST
1	177838	0100	5/6/02	524950	2540	900	9	2002	3	16404	N	N	16055 SE 66TH ST
1	177838	0230	2/25/03	539950	2540	860	9	2003	3	8646	N	N	6765 163RD PL SE
1	177838	0250	10/30/02	488157	2540	0	9	2002	3	11212	N	N	6818 163RD PL SE
1	177838	0280	10/2/02	489950	2540	0	9	2002	3	21007	N	N	6862 163RD PL SE
1	177838	0430	3/25/02	524950	2540	900	9	2002	3	5382	N	N	16385 SE 66TH ST
1	177838	0540	1/14/03	498000	2540	0	9	2001	3	5600	N	N	6590 163RD PL SE
1	413944	0610	6/6/03	570000	2620	0	9	1992	3	8950	N	N	16602 SE 57TH PL
1	177838	0360	4/11/02	464950	2640	0	9	2002	3	5096	N	N	6674 163RD PL SE
1	177838	0380	6/18/02	474950	2640	0	9	2002	3	5096	N	N	6660 163RD PL SE
1	413941	0020	8/1/02	505000	2700	0	9	1992	3	9801	N	N	17286 SE 49TH PL
1	856274	0580	8/19/03	539950	2710	700	9	2003	3	7136	Y	N	618 WILDERNESS PEAK DR NW
1	177838	0480	5/13/02	529950	2740	0	9	2002	3	15834	N	N	16350 SE 66TH ST
1	560801	0450	4/24/03	553000	2760	0	9	1999	3	8078	N	N	5930 MONT BLANC PL NW
1	413944	0230	8/13/02	586250	2770	0	9	1994	3	8998	N	N	5558 166TH PL SE
1	413944	0240	9/29/03	587950	2890	0	9	1994	3	9360	N	N	5540 166TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	947840	0160	6/17/02	485000	2890	90	9	2000	3	5561	N	N	6438 166TH PL SE
1	413944	0360	4/23/02	599000	2900	0	9	1993	3	9972	N	N	16409 SE 56TH PL
1	177838	0120	3/25/02	499950	2910	0	9	2002	3	10417	N	N	16079 SE 66TH ST
1	177838	0150	5/12/03	535000	2910	0	9	2002	3	10060	N	N	16099 SE 66TH ST
1	177838	0150	7/17/03	510000	2910	0	9	2002	3	10060	N	N	16099 SE 66TH ST
1	177838	0150	1/22/02	500000	2910	0	9	2002	3	10060	N	N	16099 SE 66TH ST
1	177838	0160	5/9/02	499950	2910	0	9	2002	3	8858	N	N	16143 SE 66TH ST
1	177838	0240	11/22/02	519950	2910	0	9	2002	3	6743	N	N	6802 163RD PL SE
1	177838	0290	1/24/03	490000	2910	0	9	2002	3	7989	N	N	6756 163RD PL SE
1	177838	0350	2/6/03	503000	2910	0	9	2002	3	7863	N	N	6680 163RD PL SE
1	177838	0500	6/4/02	459950	2910	0	9	2001	3	7780	N	N	16330 SE 66TH ST
1	177838	0570	1/16/02	460000	2910	0	9	2001	3	5553	N	N	16375 SE COUGAR MTN WY
1	413944	0690	5/28/03	591000	2920	0	9	1995	3	13742	N	N	16426 SE 57TH PL
1	413944	0690	5/28/03	591000	2920	0	9	1995	3	13742	N	N	16426 SE 57TH PL
1	177838	0340	10/18/02	504950	2960	0	9	2002	3	8291	N	N	6740 163RD PL SE
1	856275	0110	6/25/03	554000	3100	1090	9	2003	3	5087	N	N	784 BIG TREE DR NW
1	560801	0530	7/28/03	615000	3140	0	9	1998	3	7300	N	N	5756 NW LAC LEMAN DR
1	856275	0100	5/13/03	563000	3220	1020	9	2003	3	5611	N	N	775 BIG TREE DR NW
1	226080	0180	3/26/03	697500	3230	0	9	1990	3	60112	N	N	19128 SE 63RD PL
1	413944	0880	9/17/02	609000	3260	0	9	1994	3	11237	Y	N	16585 SE 56TH PL
1	560801	0080	10/6/03	710000	3270	1150	9	1995	3	9017	Y	N	18068 NW VARESE CT
1	560801	0420	4/11/03	600000	3340	0	9	1996	3	7230	N	N	5968 MONT BLANC PL NW
1	560801	0510	8/11/03	680000	3520	0	9	1999	3	7916	N	N	5810 MONT BLANC PL NW
1	560801	0610	8/28/02	612500	3540	0	9	2000	3	7768	N	N	5576 NW LAC LEMAN DR
1	560801	0040	10/1/03	683000	3560	0	9	1998	3	7356	N	N	5876 NW LAC LEMAN DR
1	560801	0170	6/26/02	645000	3600	0	9	1998	3	9612	N	N	18143 NW VARESE CT
1	730800	0430	6/27/02	720000	3750	0	9	2001	3	8510	N	N	6319 167TH AV SE
1	413943	0480	8/14/02	687500	4340	0	9	1999	3	10654	Y	N	6075 167TH AV SE
1	192406	9157	5/16/03	470000	4980	0	9	1990	2	35470	Y	N	19321 SE NEWPORT WY
1	242405	9076	3/18/03	625000	2130	0	10	1972	3	42108	Y	N	17131 SE COUGAR MTN DR

**Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	242405	9038	3/22/02	535000	2270	540	10	1979	3	57160	Y	N	17606 SE 60TH ST
1	413944	0450	9/8/03	565000	2330	0	10	1994	3	11248	N	N	5619 165TH PL SE
1	177835	0240	8/7/03	540000	2550	0	10	1996	3	9887	N	N	5659 193RD PL SE
1	413944	0020	8/5/02	563000	2590	360	10	1994	3	8311	Y	N	5636 168TH AV SE
1	177835	0280	10/24/02	527100	2620	0	10	1996	3	10021	N	N	5615 194TH LN SE
1	413946	0380	6/4/03	640000	2710	290	10	1998	3	11952	N	N	5647 178TH AV SE
1	177700	0060	6/27/03	739900	2750	1330	10	1981	3	35516	Y	N	17031 SE 59TH ST
1	413944	0540	5/30/02	570000	2780	0	10	1993	3	8609	Y	N	5614 167TH PL SE
1	413944	0140	11/4/02	578500	2810	800	10	1994	3	8525	N	N	16862 SE 56TH PL
1	413944	0570	5/17/02	565000	2820	0	10	1992	3	7308	N	N	5641 168TH AV SE
1	413945	0160	3/22/02	528650	2830	0	10	1995	3	7136	N	N	5452 176TH PL SE
1	413944	0560	3/24/02	574000	2840	0	10	1992	3	7471	N	N	5635 168TH AV SE
1	560801	1120	8/26/03	660000	2860	0	10	1996	3	8631	Y	N	18493 NW VILLAGE PARK DR
1	413946	0160	4/15/03	615000	2880	130	10	1997	3	8000	N	N	5627 179TH AV SE
1	560803	0180	7/22/03	699000	2900	950	10	1995	3	14419	N	N	18610 NW BERNINA CT
1	560800	0790	1/2/03	591000	2920	0	10	1993	3	10183	N	N	18301 NW MONTREUX DR
1	413943	0800	6/20/02	674950	2940	0	10	1994	3	14547	Y	N	5922 166TH AV SE
1	730800	0280	12/9/02	699000	3000	960	10	2000	3	9880	N	N	16772 SE 63RD PL
1	242405	9158	5/28/03	769950	3090	0	10	2003	3	9524	N	N	6237 167TH AV SE
1	413945	0100	5/9/03	617500	3100	0	10	1995	3	7466	N	N	5556 176TH PL SE
1	413945	0100	5/9/03	617500	3100	0	10	1995	3	7466	N	N	5556 176TH PL SE
1	413945	0100	4/12/02	610000	3100	0	10	1995	3	7466	N	N	5556 176TH PL SE
1	413945	0150	6/17/02	619900	3130	0	10	1994	3	6581	N	N	5474 176TH PL SE
1	413945	0210	4/8/03	615000	3150	0	10	1995	3	7940	N	N	5395 176TH PL SE
1	560803	0070	11/10/02	600000	3150	0	10	1999	3	9879	Y	N	4961 ALPEN GLOW PL NW
1	413945	0080	5/30/03	630000	3170	0	10	1994	3	9163	N	N	5594 176TH PL SE
1	413945	0190	12/26/02	622000	3190	0	10	1994	3	8433	N	N	5392 176TH PL SE
1	730800	0060	9/9/02	695000	3210	0	10	1999	3	10422	N	N	16515 SE 63RD PL
1	730800	0200	10/4/02	688000	3220	0	10	1999	3	10331	N	N	16729 SE 63RD PL
1	192406	9055	3/26/03	740000	3260	0	10	1959	4	44866	Y	N	5814 189TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	560804	0100	8/12/02	735000	3280	0	10	1996	3	13185	N	N	5414 CHAMPERY PL NW
1	413945	0420	3/27/03	613999	3310	0	10	1994	3	9472	N	N	5592 175TH PL SE
1	177835	0210	5/13/03	580000	3320	0	10	1996	3	14911	Y	N	5695 193RD PL SE
1	413945	0360	1/2/02	715000	3320	0	10	1995	3	7644	N	N	5491 175TH PL SE
1	560803	0140	11/12/02	630000	3320	0	10	1995	3	22492	N	N	18694 NW BERNINA CT
1	413945	0250	3/31/03	650000	3330	0	10	1997	3	9361	N	N	5463 176TH PL SE
1	560804	0090	8/15/02	747000	3400	0	10	1996	3	14700	N	N	5428 CHAMPERY PL NW
1	413946	0170	7/24/03	665000	3420	630	10	1996	3	9007	N	N	5649 179TH AV SE
1	560804	0060	7/23/02	735000	3460	0	10	1995	3	10978	N	N	5452 CHAMPERY PL NW
1	413946	0290	2/5/02	665000	3530	0	10	1997	3	9753	N	N	5523 178TH AV SE
1	560801	0970	12/20/02	690000	3540	0	10	1996	3	10906	N	N	5783 NW LAC LEMAN DR
1	730800	0370	4/23/02	645000	3540	0	10	2000	3	8750	N	N	6280 167TH AV SE
1	413946	0260	1/9/02	640000	3640	0	10	1995	3	9497	N	N	5542 178TH AV SE
1	560801	1110	2/6/02	810000	3950	510	10	2001	3	8785	Y	N	18477 NW VILLAGE PARK DR
1	413950	0170	5/8/02	868750	2620	850	11	1996	3	15241	Y	N	5628 173RD AV SE
1	560800	0140	9/26/02	920000	2830	1830	11	1993	3	13287	Y	N	18404 NW MONTREUX DR
1	560800	0520	4/18/03	698000	2830	0	11	1997	3	8197	N	N	5590 NW KONIGS CT
1	413943	0230	10/22/02	820000	2920	1580	11	1997	3	15570	Y	N	16463 SE 59TH ST
1	177835	0090	2/1/02	655000	2990	0	11	1995	3	13884	N	N	19495 SE 57TH PL
1	560801	0740	10/9/02	759000	3030	0	11	1994	3	12454	Y	N	18345 NW MARSEILLE CT
1	560801	0670	4/22/03	771500	3190	0	11	1996	3	8130	Y	N	18364 NW MARSEILLE CT
1	330385	0310	10/30/02	985000	3230	1250	11	2002	3	28665	N	N	17094 SE 65TH PL
1	413945	0740	10/13/03	714800	3250	780	11	1995	3	11288	N	N	5481 174TH PL SE
1	413943	0060	9/11/03	827000	3330	1230	11	1995	3	15153	Y	N	16482 SE 58TH PL
1	413943	0770	9/9/02	102000 0	3370	1360	11	1995	3	15721	Y	N	16658 SE 59TH ST
1	413943	0430	9/4/03	889000	3480	980	11	1997	3	13147	Y	N	6001 167TH AV SE
1	560800	0460	6/5/02	800000	3520	880	11	1991	3	13421	N	N	18106 NW MONTREUX DR
1	413948	0430	9/24/02	810000	3520	0	11	1996	3	12255	N	N	5708 179TH AV SE
1	413942	0010	4/3/02	699000	3550	1090	11	1992	3	14019	Y	N	5498 170TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	413948	0410	6/28/02	830000	3580	0	11	1996	3	11244	N	N	5776 179TH AV SE
1	560801	1020	1/3/02	730000	3710	0	11	1995	3	11338	N	N	5714 MATTERHORN PL NW
1	413945	0530	6/24/02	891500	3730	0	11	1994	3	14133	N	N	5518 174TH PL SE
1	560800	0370	9/25/03	715000	3730	0	11	1993	3	9659	N	N	5270 JUNG FRAU PL NW
1	413990	0240	10/1/03	950000	3810	0	11	1988	3	32420	N	N	6160 159TH PL SE
1	413950	0210	4/29/03	970000	3830	1460	11	1999	3	14525	Y	N	5502 173RD AV SE
1	560800	0310	4/22/02	885000	3840	680	11	1993	3	17493	N	N	5205 ISOLA PL NW
1	560800	0250	3/13/02	750000	3910	0	11	1991	3	12288	N	N	5208 ISOLA PL NW
1	330385	0160	8/8/02	100000 0	4150	0	11	2000	3	21627	Y	N	6737 170TH PL SE
1	330385	0270	7/7/03	950000	4150	0	11	2003	3	18954	Y	N	6640 170TH PL SE
1	413991	0150	5/12/03	105000 0	4410	0	11	1990	3	31810	N	N	6257 164TH AV SE
1	413991	0150	6/14/02	910000	4410	0	11	1990	3	31810	N	N	6257 164TH AV SE
1	242405	9030	12/30/02	130000 0	4600	0	11	1979	4	13460 0	Y	N	17520 SE 60TH ST
1	330385	0200	9/11/03	935000	4610	0	11	2003	3	38008	Y	N	6788 170TH PL SE
1	330385	0300	5/8/02	115000 0	4670	0	11	2002	3	37265	N	N	17095 SE 65TH PL
1	330385	0290	12/23/02	110000 0	4700	0	11	2002	3	22326	N	N	17087 SE 65TH PL
1	330385	0190	7/11/03	130000 0	4840	0	11	2003	3	27658	Y	N	6787 170TH PL SE
1	330385	0210	6/2/03	110000 0	5180	0	11	2003	3	29322	Y	N	6756 170TH PL SE
1	330385	0230	1/28/02	154720 3	6900	0	11	2001	3	28330	N	N	6740 170TH PL SE
1	413947	0090	4/11/03	103500 0	2186	960	12	1998	3	8574	Y	N	17074 SE 58TH ST
1	413943	0940	9/19/03	930000	2290	1890	12	1998	3	15200	Y	N	5804 167TH AV SE
1	413943	0940	9/22/03	930000	2290	1890	12	1998	3	15200	Y	N	5804 167TH AV SE
1	413942	0390	3/17/03	111000 0	2340	1970	12	1994	3	17048	Y	N	17050 SE 57TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	413942	0550	9/30/03	100000 0	2480	1010	12	1995	3	15177	Y	N	16833 SE 57TH PL
1	413950	0270	9/24/03	935000	2730	1450	12	1996	3	11366	Y	N	17288 SE 57TH PL
1	413943	0900	4/1/03	914000	2760	1320	12	1996	3	11259	Y	N	5843 168TH PL SE
1	413942	0180	6/9/03	162000 0	2860	2760	12	2000	3	19366	Y	N	16930 SE 58TH ST
1	413949	0020	5/28/03	995000	2910	0	12	1996	3	11351	Y	N	5645 176TH PL SE
1	413942	0630	4/23/02	116570 0	2940	1370	12	1998	3	15701	Y	N	16910 SE 58TH ST
1	413942	0290	6/18/03	165000 0	3010	2020	12	1999	3	24447	Y	N	5521 171ST AV SE
1	413947	0010	9/10/03	109550 0	3020	1230	12	1996	3	12281	Y	N	17075 SE 58TH ST
1	413950	0260	4/15/03	155000 0	3210	2160	12	2001	3	11633	Y	N	5605 173RD AV SE
1	413949	0060	9/5/03	105000 0	3300	780	12	1996	3	11514	Y	N	5697 176TH PL SE
1	413949	0110	7/17/03	107000 0	3310	970	12	1996	3	16308	Y	N	5805 176TH PL SE
1	675250	0080	9/11/03	840000	3630	0	12	1991	3	32850	N	N	6416 163RD PL SE
1	413945	0620	6/17/03	880000	3710	0	12	1998	3	10338	N	N	17150 SE 54TH PL
1	413949	0130	5/30/03	105000 0	3820	510	12	1996	3	15542	Y	N	5832 176TH PL SE
1	675250	0130	7/30/03	797000	3920	0	12	1990	3	35870	N	N	6557 163RD PL SE
1	560800	0230	8/3/02	840000	3930	0	12	1991	3	11728	N	N	18204 NW MONTREUX DR
1	242405	9145	5/13/03	101000 0	3940	0	12	1997	3	35753	N	N	6048 164TH AV SE
1	413950	0320	5/21/02	121000 0	4060	1180	12	1999	3	15462	Y	N	17233 SE 57TH PL
1	413943	0630	7/7/03	130000 0	4120	2570	12	2001	3	17517	Y	N	5896 169TH AV SE
1	413948	0290	2/6/02	173000 0	4190	1590	12	2001	3	15690	Y	N	17705 SE 58TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	413991	0020	12/2/02	970000	4210	0	12	1991	3	37960	N	N	6335 163RD PL SE
1	413948	0130	11/7/02	152000 0	4320	1610	12	2001	3	16256	Y	N	17799 SE 57TH PL
1	413942	0170	4/18/02	122500 0	4332	0	12	1995	3	18283	Y	N	5683 169TH PL SE
1	330385	0280	6/18/03	135000 0	4520	1290	12	2001	3	18265	Y	N	17075 SE 65TH PL
1	675250	0120	4/7/03	890000	4810	0	12	1990	3	38220	N	N	6541 163RD PL SE
1	413948	0350	3/13/03	141550 0	5000	0	12	2002	3	12941	Y	N	17809 SE 58TH PL
1	675250	0020	3/25/02	122000 0	5590	0	12	1990	3	39650	Y	N	6560 163RD PL SE
1	330385	0090	6/24/02	210000 0	3680	2980	13	2001	3	27682	Y	N	6555 170TH PL SE
1	330385	0010	3/4/03	200000 0	4420	1500	13	2000	3	34071	Y	N	6561 168TH PL SE
1	330385	0480	9/10/03	256500 0	4720	2810	13	2001	3	39325	Y	N	6559 169TH PL SE
1	330385	0050	9/3/03	240200 0	4780	1280	13	2000	3	41094	Y	N	6582 169TH PL SE
1	330385	0370	7/1/02	214768 7	4990	2400	13	2002	3	17421	Y	N	17035 SE 65TH PL
1	413991	0260	12/6/02	138500 0	5090	2120	13	1991	3	43995	N	N	6153 162ND PL SE
1	413991	0220	9/26/02	138000 0	5130	100	13	1990	3	40940	N	N	6158 162ND PL SE
1	330385	0080	5/28/02	249000 0	5470	1780	13	2001	3	32890	Y	N	6539 170TH PL SE
3	012305	9062	7/3/03	425000	1800	1120	7	1986	4	64033	N	N	10201 174TH AV SE
3	062306	9068	7/12/02	447950	1550	0	8	1988	5	21344 4	Y	N	10500 185TH AV SE
3	328680	0060	11/22/02	345000	1660	570	8	1978	4	67953	N	N	12325 210TH PL SE
3	338830	0420	11/12/02	285000	1760	0	8	1965	3	46609	N	N	20405 SE 127TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	338830	1020	5/29/02	413000	1770	1550	8	1978	4	63597	Y	N	12352 202ND PL SE
3	338830	0030	3/4/03	402500	1800	980	8	1963	4	76230	N	N	12045 198TH AV SE
3	338830	0650	6/19/03	430000	1940	800	8	1975	4	93010	N	N	12070 206TH PL SE
3	328680	0420	8/23/02	406000	2040	900	8	1990	3	74487	Y	N	20745 SE 119TH ST
3	082306	9076	7/7/03	396900	2550	730	8	1993	3	53473	Y	N	20316 SE 119TH CT
3	338830	0270	6/3/03	423000	2760	0	8	1977	4	50529	N	N	19809 SE 127TH ST
3	338830	0550	8/27/02	385000	2890	0	8	1975	4	76665	N	N	12350 206TH PL SE
3	328680	0180	7/26/02	335000	3050	0	8	1975	3	50965	N	N	12214 210TH PL SE
3	062306	9043	8/15/02	400000	3090	150	8	1980	4	10672 2	Y	N	10606 185TH AV SE
3	328680	0040	7/9/03	405950	3820	1450	8	1971	3	85377	N	N	20853 SE 123RD ST
3	338830	1280	3/8/02	550000	1890	1780	9	1966	5	82328	N	N	12514 200TH AV SE
3	328680	0540	7/23/03	382000	1950	1100	9	1972	4	36404	N	N	20850 SE 123RD ST
3	430970	0020	4/1/03	590000	2650	1240	9	2003	3	32183	N	N	17177 SE LICORICE WY
3	430970	0260	8/21/02	485000	2660	0	9	1999	3	47916	Y	N	10362 172ND AV SE
3	430971	0230	4/27/03	575000	3090	0	9	1999	3	25982	Y	N	17124 SE 100TH ST
3	430971	0160	7/5/02	549950	3130	0	9	1999	3	29403	Y	N	17183 SE 100TH ST
3	430971	0010	4/29/03	515000	3260	0	9	2003	3	43369	N	N	17107 SE 100TH ST
3	430972	0080	8/2/02	450000	3470	0	9	2000	3	34589	N	N	9935 171ST AV SE
3	430971	0040	5/11/03	600000	3510	0	9	2003	3	35230	N	N	17131 SE 100TH ST
3	012305	9057	4/21/03	598000	4010	970	9	1980	4	21823 5	Y	N	17519 SE 102ND ST
3	430972	0070	8/5/03	520500	4030	0	9	2000	3	37542	N	N	9941 171ST AV SE
3	430970	0150	9/11/03	630000	4070	0	9	1999	3	22175	Y	N	17255 SE LICORICE WY
3	082306	9061	2/5/03	447000	1700	1070	10	1993	3	39080	N	N	11815 198TH AV SE
3	788000	0020	10/4/02	448000	2350	0	10	1986	3	32399	N	N	12930 206TH CT SE
3	172306	9110	10/30/02	572950	2820	0	10	1987	3	23304 6	N	N	21036 SE 132ND ST
3	788002	0160	8/19/03	477500	2820	900	10	1991	3	71315	N	N	13032 204TH PL SE
3	788000	0110	11/20/02	450000	2830	0	10	1986	3	38608	N	N	13119 207TH AV SE
3	788001	0140	6/20/03	571000	2830	0	10	1987	3	83707	N	N	13037 205TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	788000	0040	9/11/03	480000	2850	100	10	1989	3	34876	N	N	12914 206TH CT SE
3	788001	0130	5/4/02	559000	3180	0	10	1987	3	46827	N	N	13027 205TH PL SE
3	788000	0050	6/20/03	600000	3440	0	10	1986	3	40459	N	N	12915 206TH CT SE
3	430970	0160	4/15/02	620000	3550	0	10	1998	3	57751	N	N	17263 SE LICORICE WY
3	012305	9063	9/8/03	870000	3400	1210	11	1986	3	21780 0	Y	N	17401 SE 102ND ST
3	172306	9111	6/6/03	824600	3810	0	11	1990	4	21780 0	N	N	21038 SE 132ND ST
3	082306	9088	8/6/03	103800 0	4500	0	12	1995	3	21780 0	Y	N	11419 206TH PL SE
11	342406	9150	9/29/03	224000	680	0	4	1936	5	6098	N	N	360 SE ANDREWS ST
11	342406	9150	5/22/02	179900	680	0	4	1936	5	6098	N	N	360 SE ANDREWS ST
11	342406	9151	1/30/03	186500	760	0	4	1920	5	6534	N	N	490 SE ANDREWS ST
11	527910	0625	1/31/02	140000	770	0	4	1914	4	8600	N	N	270 3RD AV NE
11	007510	0020	12/9/02	160000	610	0	5	1997	3	8400	N	N	85 NE CRESCENT DR
11	332406	9127	9/5/03	223000	890	0	5	1910	5	16000	N	N	236 SW GIBSON LN
11	527910	0185	6/26/02	194475	910	0	5	1914	5	7400	N	N	250 NE BIRCH ST
11	272406	9010	1/30/03	188500	960	0	5	1939	4	8276	N	N	160 NE CREEK WY
11	235430	0475	3/20/03	239950	1040	0	5	1900	5	6000	N	N	175 SE ANDREWS ST
11	342406	9109	10/11/02	215000	1290	0	5	1966	3	12000	N	N	445 SE CROSTON LN
11	342406	9145	5/21/03	180000	1400	0	5	1920	3	5662	N	N	330 FRONT ST S
11	342406	9145	10/16/02	150000	1400	0	5	1920	3	5662	N	N	330 FRONT ST S
11	235430	0490	4/24/03	209500	710	0	6	1989	3	3168	N	N	140 RAINIER BL S
11	235430	0431	11/20/02	267000	820	0	6	1990	3	4245	N	N	180 RAINIER BL S
11	527910	0725	7/29/03	215000	830	0	6	1949	4	6006	N	N	320 NE BIRCH ST
11	342406	9202	11/19/02	271000	960	0	6	1989	3	8450	N	N	540 SE BUSH ST
11	342406	9289	2/8/02	249000	1000	270	6	1991	3	9583	N	N	575 SE BUSH ST
11	342406	9295	5/19/03	184950	1000	0	6	1970	4	14457	N	N	1104 LEWIS LN SE
11	235430	0950	11/1/02	256100	1060	0	6	1983	4	7250	N	N	260 SE DONNELLY LN
11	342406	9273	2/6/03	196000	1080	0	6	1966	4	23406	N	N	920 2ND AV SE
11	342406	9158	6/6/02	230000	1100	0	6	1900	5	6098	N	N	350 SE ANDREWS ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	332406	9303	9/16/03	253000	1130	0	6	1965	4	6094	N	N	635 WILDWOOD BL SW
11	342406	9219	5/21/03	372000	1200	1200	6	1998	3	7000	N	N	160 5TH AV SE
11	272406	9160	2/8/02	227768	1500	0	6	1967	4	5663	N	N	462 FRONT ST N
11	235430	0740	6/14/02	230000	1580	0	6	1947	4	6000	N	N	250 SE BUSH ST
11	272406	9155	10/28/02	220000	1630	0	6	1964	4	9583	N	N	478 FRONT ST N
11	235430	0750	5/21/02	318000	1670	700	6	1900	5	6000	N	N	290 SE BUSH ST
11	272406	9192	8/8/03	317000	1730	0	6	1983	3	5544	N	N	105 NE DOGWOOD ST
11	570620	0080	6/12/03	232000	1020	800	7	1969	3	15015	N	N	385 MOUNT DEFIANCE CIR SW
11	570620	0090	8/13/02	215000	1020	0	7	1969	4	12350	N	N	375 MOUNT DEFIANCE CIR SW
11	272406	9120	8/20/03	219000	1030	0	7	1959	3	7405	N	N	340 1ST AV NE
11	272406	9120	8/20/03	189950	1030	0	7	1959	3	7405	N	N	340 1ST AV NE
11	570620	0280	6/18/03	225000	1040	0	7	1967	3	9000	N	N	450 MOUNT DEFIANCE CIR SW
11	235430	0455	8/20/02	239000	1050	0	7	2001	3	1500	N	N	195 SE ANDREWS ST
11	807860	0540	8/9/02	275250	1050	370	7	1985	3	6670	N	N	2325 NW OAKCREST DR
11	342406	9068	6/11/03	236000	1080	0	7	1962	5	6098	N	N	180 6TH AV SE
11	941220	0230	9/16/02	245000	1080	550	7	1966	4	18850	N	N	770 WILDWOOD BL SW
11	941220	0390	3/24/03	234000	1080	270	7	1966	4	13125	N	N	470 SW FOREST PL
11	570620	0570	8/7/03	275000	1090	480	7	1991	3	12432	N	N	614 MOUNT EVEREST LN SW
11	570620	0010	12/6/02	220000	1120	740	7	1969	3	23100	N	N	515 MOUNT DEFIANCE CIR SW
11	570620	0070	9/9/02	240000	1120	740	7	1969	3	16720	N	N	395 MOUNT DEFIANCE CIR SW
11	570620	0520	5/14/02	232500	1120	0	7	1958	3	12408	N	N	420 MOUNTAIN PARK BL SW
11	807860	0410	7/23/03	278000	1120	270	7	1986	3	6584	N	N	1125 OAKHILL PL NW
11	941220	0660	5/2/02	242500	1120	270	7	1968	4	10350	N	N	475 SW FOREST DR
11	235430	0430	4/16/02	232500	1130	0	7	1977	4	5250	N	N	160 RAINIER BL S
11	807860	0080	2/18/03	245000	1160	0	7	1985	3	5516	N	N	1225 OAKCREEK PL NW

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	807860	0180	7/21/03	269000	1170	0	7	1985	3	5919	N	N	1225 OAKWOOD PL NW
11	941220	0650	7/11/02	259000	1170	600	7	1968	4	11400	N	N	491 SW FOREST DR
11	342406	9094	8/28/02	242500	1180	570	7	1992	3	7332	N	N	337 SE CLARK ST
11	807860	0520	7/14/03	300000	1200	320	7	1986	3	6600	N	N	2365 NW OAKCREST DR
11	570620	1050	4/1/02	230000	1220	0	7	1958	4	9152	Y	N	525 MOUNT HOOD DR SW
11	570620	0900	7/16/03	305000	1250	940	7	1961	3	11600	Y	N	410 MOUNT HOOD DR SW
11	570620	1270	3/27/03	290000	1250	580	7	1962	3	12329	N	N	590 MOUNTAINSIDE DR SW
11	570620	1940	4/16/03	271500	1250	1250	7	1962	4	12500	N	N	390 MOUNT KENYA DR SW
11	941220	0180	8/7/02	284000	1260	410	7	1965	5	15750	N	N	860 VALLEYVIEW PL SW
11	332406	9527	5/2/02	304000	1270	630	7	1978	4	41382	N	N	280 SW GIBSON LN
11	527910	0485	4/21/03	293300	1290	0	7	1992	3	6688	N	N	345 NE BIRCH ST
11	342406	9293	2/21/03	235000	1300	0	7	1967	4	11400	N	N	1105 LEWIS LN SE
11	941461	0150	4/21/03	293725	1340	600	7	1972	3	10011	N	N	975 HIGHWOOD DR SW
11	941220	0410	1/15/02	235000	1350	760	7	1967	4	15600	N	N	450 SW FOREST PL
11	941460	0050	2/19/02	295000	1350	730	7	1968	4	15675	N	N	970 WILDWOOD BL SW
11	941450	0350	7/3/02	318500	1370	1120	7	1968	3	13340	N	N	935 GREENWOOD BL SW
11	527910	0575	5/30/02	228200	1420	0	7	1937	4	9975	N	N	380 NE ALDER ST
11	941450	0480	12/11/02	286000	1420	650	7	1967	4	9827	N	N	770 GREENWOOD BL SW
11	941220	0740	7/9/03	300000	1430	490	7	1966	3	34830	N	N	331 SW FOREST DR
11	570620	1120	11/5/02	251500	1440	0	7	1960	3	15000	Y	N	500 MOUNT JUPITER DR SW
11	807860	0210	4/18/02	293550	1450	330	7	1985	3	7650	Y	N	2530 NW OAKCREST DR
11	941220	0670	6/18/03	330950	1460	700	7	1966	5	10580	N	N	461 SW FOREST DR
11	941461	0560	7/1/03	335000	1460	770	7	1969	5	16000	N	N	1095 GREENWOOD BL SW
11	570620	0250	8/6/02	266000	1480	0	7	1961	3	9792	N	N	380 MOUNT DEFIANCE CIR SW
11	807860	0320	6/11/03	325000	1490	420	7	1987	3	6377	N	N	1110 OAKHILL PL NW
11	807860	0350	7/8/02	302500	1490	420	7	1987	3	6293	N	N	1140 OAKHILL PL NW
11	570620	0370	9/18/02	315400	1500	750	7	1960	5	9460	N	N	505 MOUNTAIN PARK BL SW
11	570620	1400	5/7/02	239950	1540	0	7	1967	4	15555	N	N	655 MOUNTAINSIDE DR SW

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	282406	9306	2/13/03	220000	1550	0	7	1970	4	10890	N	N	675 RAINIER BL N
11	570620	2160	9/8/03	309950	1580	450	7	1965	4	11700	N	N	225 MOUNT OLYMPUS DR SW
11	342406	9182	4/1/03	287500	1590	0	7	1953	5	6500	N	N	544 SE ANDREWS ST
11	509740	0026	7/28/03	340000	1630	0	7	1952	5	13275	N	N	255 NW CHERRY PL
11	807860	0510	9/18/02	299900	1640	0	7	1985	3	6600	N	N	2385 NW OAKCREST DR
11	941450	0110	1/23/03	300000	1690	1180	7	1968	4	11167	N	N	651 SW FERNWOOD ST
11	570620	0640	6/17/03	285000	1700	1200	7	1960	3	18369	N	N	525 MOUNT FURY CIR SW
11	570620	2030	3/20/02	249950	1740	0	7	1966	3	12220	N	N	240 MOUNT OLYMPUS DR SW
11	807860	0030	8/21/03	310000	1740	0	7	1986	3	7502	N	N	1230 OAKCREEK PL NW
11	941461	0410	8/8/03	350000	1800	0	7	1969	4	11200	N	N	850 HIGHWOOD DR SW
11	342406	9118	8/21/02	285000	1810	0	7	1992	3	6098	N	N	385 SE ANDREWS ST
11	570620	0990	5/29/02	269500	1830	0	7	1959	3	11000	Y	N	375 MOUNT HOOD DR SW
11	527910	1167	12/30/02	297000	1870	0	7	1966	4	7000	N	N	510 NE ALDER ST
11	941220	0925	6/19/02	330000	1950	0	7	1999	3	9603	N	N	894 SW CEDARGLADE
11	235430	0880	4/16/03	324000	2230	1000	7	1900	5	6000	N	N	225 SE BUSH ST
11	235430	0755	9/10/02	325000	2430	300	7	1913	5	7200	N	N	300 SE BUSH ST
11	332406	9517	4/14/03	460000	3080	0	7	1980	3	27007	N	N	45 SW CLARK ST
11	571060	0020	9/28/02	259995	1160	780	8	1969	3	10625	N	N	900 W SUNSET WY
11	941461	0370	9/18/03	315000	1170	630	8	1976	4	9600	N	N	800 HIGHWOOD DR SW
11	571061	0470	11/21/02	322000	1210	0	8	1974	3	7128	N	N	255 CAPELLA DR NW
11	941461	0420	9/5/03	333500	1220	0	8	1976	4	10260	N	N	870 HIGHWOOD DR SW
11	807860	0240	8/14/02	334900	1230	1150	8	1987	3	10359	Y	N	2620 NW OAKCREST DR
11	571060	0050	4/29/03	314000	1240	650	8	1969	4	10350	Y	N	980 W SUNSET WY
11	571050	0170	8/5/03	274000	1270	0	8	1968	3	9600	Y	N	35 MOUNT OLYMPUS DR NW
11	571061	0480	1/3/03	280000	1300	360	8	1975	4	11625	N	N	265 CAPELLA DR NW
11	571061	0450	6/28/02	265000	1360	450	8	1974	3	9758	N	N	215 CAPELLA DR NW
11	571061	0600	10/3/03	450000	1360	1190	8	1973	3	13727	Y	N	225 MOUNT OLYMPUS DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	941461	0010	9/17/02	285000	1370	360	8	1978	3	9000	N	N	990 GREENWOOD BL SW
11	571060	0330	10/29/02	300000	1430	670	8	1978	3	12000	N	N	85 BIG BEAR PL NW
11	954524	0070	4/22/03	347950	1440	570	8	1986	3	9603	N	N	425 INDIGO PL NW
11	941461	0130	12/12/02	322000	1460	590	8	1977	4	9450	N	N	985 HIGHWOOD DR SW
11	571060	0250	4/16/03	325000	1480	750	8	1973	3	10450	Y	N	170 MOUNT OLYMPUS DR NW
11	571061	0760	12/22/02	285000	1480	850	8	1974	3	9900	N	N	160 MOUNT SI PL NW
11	571062	0040	5/10/02	297900	1480	770	8	1979	3	16700	N	N	220 MOUNT PILCHUCK AV SW
11	571062	0050	2/11/02	329950	1480	840	8	1979	4	29400	N	N	240 MOUNT PILCHUCK AV SW
11	571061	0730	3/7/02	260500	1540	0	8	1974	4	10005	N	N	220 MOUNT SI PL NW
11	954524	0230	8/12/03	354900	1540	360	8	1985	3	9655	N	N	975 NW FIRWOOD BL
11	571060	0240	8/23/02	335000	1550	240	8	1973	4	10450	N	N	150 AIRES PL NW
11	571061	0770	8/15/03	336000	1560	310	8	1974	3	10270	Y	N	140 MOUNT SI PL NW
11	865000	0080	11/8/02	365000	1580	1150	8	1976	5	9630	N	N	955 IDYLWOOD DR SW
11	941461	0260	12/30/02	324000	1630	910	8	1980	4	9525	N	N	795 HIGHWOOD DR SW
11	571061	0660	5/7/03	370886	1650	900	8	1976	4	9600	N	N	250 MOUNT RAINIER PL NW
11	954522	0170	2/25/02	335000	1660	0	8	1986	3	9904	N	N	665 JASMINE PL NW
11	954524	0270	7/31/02	343000	1660	360	8	1986	3	9643	N	N	940 NW FIRWOOD BL
11	571060	0370	6/11/02	285000	1730	0	8	1972	3	10500	N	N	65 BIG BEAR PL NW
11	570620	0220	9/17/03	271565	1760	1040	8	1986	3	22125	N	N	355 SW MOUNT BAKER DR
11	731320	0110	3/14/02	294000	1810	0	8	1984	3	13405	N	N	1045 SW RIDGEWOOD CIR
11	954520	0580	2/28/03	345000	1850	500	8	1984	3	9400	N	N	735 KALMIA CT NW
11	865000	0160	3/24/03	465000	1880	850	8	1976	5	13344	N	N	815 IDYLWOOD DR SW
11	731320	0220	9/5/02	307459	1910	0	8	1986	3	14718	N	N	1115 SW RIDGEWOOD PL
11	128480	0010	2/14/03	370000	1930	1000	8	1972	4	29620	N	N	910 SW RIDGEWOOD CIR
11	807860	0290	4/4/03	381500	1940	750	8	1988	3	6018	N	N	2670 NW OAKCREST DR
11	954524	0190	7/28/02	359000	1980	0	8	1985	3	9603	N	N	520 INDIGO PL NW
11	954520	0300	3/5/03	315000	2000	0	8	1983	3	9048	N	N	1095 NW GLENWOOD CT

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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	571060	0260	5/28/03	295000	2040	0	8	1975	3	13300	N	N	975 W SUNSET WY
11	954520	0740	3/22/02	340000	2060	0	8	1985	3	9434	N	N	635 KALMIA PL NW
11	954520	0290	9/5/03	325000	2080	0	8	1980	3	9696	N	N	680 KALMIA PL NW
11	954520	0620	2/19/02	419000	2110	1730	8	1980	4	9345	N	N	655 KALMIA CT NW
11	954524	0180	4/16/03	397500	2120	0	8	1985	3	9603	N	N	500 INDIGO PL NW
11	872855	0220	1/8/02	450000	2130	1000	8	1995	3	14569	N	N	675 MOUNT LOGAN DR SW
11	954522	0010	8/5/02	350000	2170	0	8	1985	3	10272	N	N	600 JASMINE PL NW
11	941450	0390	3/28/03	424000	2260	1200	8	1975	4	19800	N	N	565 SW ELLERWOOD ST
11	954520	0710	3/4/02	354950	2290	0	8	1980	3	9462	N	N	695 KALMIA PL NW
11	954522	0110	11/11/02	347000	2290	0	8	1987	3	10028	N	N	700 JASMINE PL NW
11	872855	0210	9/4/03	452500	2300	0	8	1992	3	11425	N	N	665 MOUNT LOGAN DR SW
11	282406	9014	8/28/03	355000	2320	0	8	1989	3	9600	N	N	405 12TH AV NW
11	954520	0500	8/14/03	350000	2360	0	8	1980	3	9800	N	N	735 KALMIA PL NW
11	954520	0070	3/24/03	340000	2380	0	8	1979	3	9200	N	N	465 KALMIA PL NW
11	954524	0300	6/20/03	398500	2410	0	8	1986	3	9603	N	N	970 NW FIRWOOD BL
11	954521	0100	5/12/03	375000	2430	0	8	1988	3	9545	N	N	365 JASMINE PL NW
11	816330	0240	4/28/03	379000	2490	0	8	1967	4	21495	N	N	1591 SYCAMORE DR SE
11	954520	0490	9/23/03	411000	2690	0	8	1983	3	9690	N	N	1115 NW HONEYWOOD PL
11	332406	9533	9/19/03	587000	2920	0	8	1999	3	22503	N	N	529 SW ELLERWOOD ST
11	954520	0410	10/4/02	414000	3220	0	8	1980	4	8064	N	N	1030 NW HONEYWOOD PL
11	954520	0660	9/16/03	390000	3240	0	8	1981	3	11024	N	N	640 KALMIA CT NW
11	731320	0190	3/1/02	381000	1350	910	9	1988	3	32056	Y	N	1145 SW RIDGEWOOD PL
11	731320	0190	4/9/02	381000	1350	910	9	1988	3	32056	Y	N	1145 SW RIDGEWOOD PL
11	865000	0090	9/19/02	354950	1520	880	9	1976	5	10700	N	N	935 IDYLWOOD DR SW
11	571050	0010	4/22/02	354950	1640	580	9	1980	3	10275	N	N	15 MOUNT PILCHUCK AV NW
11	954525	0040	9/4/03	540000	1700	1340	9	1993	3	12463	N	N	700 NW DATEWOOD DR
11	865000	0260	1/28/02	379500	1850	1040	9	1974	3	52870	Y	N	850 IDYLWOOD DR SW
11	858201	0250	3/12/03	362950	1950	0	9	1987	3	9930	Y	N	2745 NW PINECONE DR
11	858201	0240	8/19/03	408000	2110	0	9	1987	3	13850	N	N	2755 NW PINECONE DR
11	858201	0180	9/12/03	421000	2120	0	9	1987	3	9664	N	N	2835 NW PINECONE DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
11	858201	0180	5/3/02	402000	2120	0	9	1987	3	9664	N	N	2835 NW PINECONE DR
11	259765	0790	10/17/02	355000	2150	0	9	1987	3	14370	N	N	2200 SQUAK MTN LOOP SW
11	259765	0980	7/30/02	500000	2210	1380	9	1987	3	19495	N	N	3050 QUINALT CT SW
11	858201	0210	7/7/03	391000	2360	0	9	1988	3	10158	N	N	2805 NW PINECONE DR
11	954526	0310	5/3/02	549950	2390	980	9	1994	3	11329	Y	N	470 EVERWOOD CT NW
11	259765	0140	9/20/02	381000	2520	0	9	1985	3	22473	N	N	2155 SQUAK MTN LOOP SW
11	259765	0120	7/21/03	485000	2610	0	9	1987	3	15800	Y	N	2135 SQUAK MTN LOOP SW
11	954526	0030	9/17/03	485000	2700	0	9	1994	3	8937	N	N	500 NW DATEWOOD DR
11	954526	0270	9/20/02	505000	2700	0	9	1994	3	13170	N	N	455 NW DATEWOOD DR
11	954526	0440	5/19/03	492000	2700	0	9	1995	3	7834	N	N	585 NW DATEWOOD DR
11	954526	0240	8/26/02	480000	2720	0	9	1994	3	8272	N	N	425 NW DATEWOOD DR
11	259765	0970	7/2/03	500000	2740	0	9	1989	3	20332	N	N	3060 QUINALT CT SW
11	258960	0100	1/17/02	494450	2750	0	9	2000	3	7305	N	N	1040 1ST PL SE
11	258960	0260	12/17/02	542000	2770	880	9	1998	3	9422	N	N	1248 SUNRISE PL SE
11	258960	0380	2/20/03	473500	2950	0	9	1999	3	7128	N	N	1227 SUNRISE PL SE
11	941461	0250	5/22/02	462000	3020	0	9	2001	3	9611	N	N	805 HIGHWOOD DR SW
11	954525	0210	2/13/03	499000	3100	0	9	1993	3	7668	N	N	620 EVERWOOD DR NW
11	954525	0220	8/9/02	503000	3110	0	9	1993	3	7560	N	N	600 EVERWOOD DR NW
11	872855	0090	2/21/03	529900	3140	0	9	1993	3	11287	N	N	630 MOUNT OLYMPUS DR SW
11	872855	0260	7/1/03	450000	3180	0	9	1995	3	9664	N	N	570 MOUNT OLYMPUS DR SW
11	872855	0260	7/2/03	450000	3180	0	9	1995	3	9664	N	N	570 MOUNT OLYMPUS DR SW
11	330397	0060	8/21/02	744175	3210	760	9	2001	3	26635	Y	N	1511 HILLSIDE DR SE
11	954526	0130	4/25/03	495000	3310	0	9	1995	3	8091	N	N	400 DATEWOOD CT NW
11	282406	9017	9/16/03	615000	4330	0	9	1990	3	68825	N	N	375 MOUNT OLYMPUS DR NW
11	282406	9017	7/26/03	613400	4330	0	9	1990	3	68825	N	N	375 MOUNT OLYMPUS DR

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
													NW
11	259765	0040	9/5/02	700000	3090	1460	10	1990	3	17882	Y	N	3100 DOUGLAS CT SW
11	858201	0010	7/16/02	530000	3350	1180	10	1999	3	9552	Y	N	2710 NW PINECONE DR
11	259765	0570	7/29/03	741460	4490	1100	10	1990	3	16004	Y	N	2405 SQUAK MTN LOOP SW
11	259765	0570	7/29/03	741460	4490	1100	10	1990	3	16004	Y	N	2405 SQUAK MTN LOOP SW

**Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	029130	0220	9/29/03	292990	0 %COMPL ActivePermitBeforeSale>25K
1	177835	0050	6/28/02	635000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	177836	0070	10/3/03	759990	%COMPL ActivePermitBeforeSale>25K
1	192406	9012	4/12/02	7050	EASEMENT OR RIGHT-OF-WAY DOR RATIO
1	192406	9056	3/10/03	785000	IMP COUNT
1	192406	9157	12/20/02	577504	FORCED SALE
1	226080	0170	6/14/02	527000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
1	226080	0190	10/11/02	460000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242405	9024	5/10/02	4000	DOR RATIO
1	242405	9038	10/8/02	750000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242405	9038	7/30/02	495000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242405	9156	4/8/03	640000	%COMPLActivePermitBeforeSale>25K
1	242405	9157	10/28/02	200000	NO MARKET EXPOSURE
1	242405	9158	8/12/02	210000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALE
1	252405	9204	12/31/02	320000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALE
1	330385	0160	8/6/02	1000000	RELOCATION - SALE TO SERVICE
1	330385	0250	7/7/03	1200000	%COMPL ActivePermitBeforeSale>25K
1	330385	0260	7/7/03	1131735	%COMPL ActivePermitBeforeSale>25K
1	330385	0350	8/13/03	1595000	%COMPL UNFIN AREA
1	330385	0460	1/25/02	2288342	NO MARKET EXPOSURE
1	413943	0230	10/22/02	820000	SALE TO RELOCATION SERVICE
1	413948	0430	9/18/02	810000	NO MARKET EXPOSURE
1	413950	0320	5/21/02	1210000	RELOCATION - SALE TO SERVICE
1	413990	0140	1/8/02	852500	RELOCATION - SALE BY SERVICE
1	413991	0060	4/29/02	1204000	NO MARKET EXPOSURE
1	560800	0310	4/18/02	890000	RELOCATION - SALE TO SERVICE
1	560804	0020	8/7/02	839000	NO MARKET EXPOSURE
1	856275	0250	7/16/03	402317	0 %Compl ActivePermitBeforeSale>25K
1	856275	0350	6/12/03	423542	0 %Compl ActivePermitBeforeSale>25K
1	856275	0360	6/4/03	433089	0 %Compl ActivePermitBeforeSale>25K
1	988800	0050	10/17/02	445000	1031 TRADE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	988800	0050	9/16/02	447776	BANKRUPTCY - RECEIVER OR TRUSTEE
3	062306	9012	7/31/02	314000	PrevImp<=10K
3	338830	0615	3/26/02	415000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	338830	1020	1/17/02	413000	RELOCATION - SALE TO SERVICE
3	338830	1390	4/17/02	130000	NO MARKET EXPOSURE
3	788000	0020	10/4/02	448000	RELOCATION - SALE TO SERVICE
3	788001	0130	5/4/02	559000	RELOCATION - SALE TO SERVICE
3	788001	0250	3/15/02	462000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	007510	0065	8/26/02	303000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	235430	0870	4/9/02	98000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
11	235430	0870	11/5/02	166500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	259765	0090	10/6/03	176002	QUIT CLAIM DEED
11	259765	0600	3/8/02	385000	NON-REPRESENTATIVE SALE
11	272406	9198	3/9/02	536900	IMP COUNT

**Improved Sales Removed from this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	332406	9053	12/10/02	150000	QUIT CLAIM DEED
11	342406	9068	1/16/03	150000	NO MARKET EXPOSURE
11	342406	9165	2/26/03	163500	QUESTIONABLE PER SALES IDENTIFICATION
11	342406	9176	6/10/03	230000	30% OBSOLESCENCE
11	342406	9273	5/28/02	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	363010	0025	7/18/02	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	527910	0190	6/18/02	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	527910	0550	2/20/03	63000	QUIT CLAIM DEED
11	527910	0625	3/20/03	151900	BANKRUPTCY - RECEIVER OR TRUSTEE
11	570620	0550	1/23/03	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	570620	1640	5/8/02	145000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	570620	2080	2/12/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	571050	0040	3/26/02	215000	NON-REPRESENTATIVE SALE
11	571060	0150	1/25/02	53445	QUIT CLAIM DEED
11	571061	0470	3/22/02	136000	NON-REPRESENTATIVE SALE DORRatio
11	571061	0790	8/21/02	123500	%Compl DORRatio
11	571062	0020	4/30/02	247000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	865000	0010	7/18/02	272500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	941220	0290	7/12/02	200000	NON-REPRESENTATIVE SALE
11	941461	0410	1/31/03	123448	QUIT CLAIM DEED
11	941461	0560	3/29/02	296955	BANKRUPTCY - RECEIVER OR TRUSTEE
11	941461	0560	7/9/02	296954	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	941461	0560	7/3/02	255000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
11	954520	0710	3/2/02	354950	RELOCATION - SALE TO SERVICE
11	954522	0010	1/13/03	139500	QUIT CLAIM DEED; PARTIAL INTEREST
11	954522	0090	5/31/02	415000	NON-REPRESENTATIVE SALE

**Vacant Sales Used in this Annual Update Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	192406	9148	7/18/02	145000	60548	N	N
1	242405	9111	3/4/03	522551	40022	Y	N
1	242405	9155	4/25/03	175000	9938	N	N
1	242405	9159	5/8/03	210000	9524	N	N
1	252405	9053	8/6/03	115000	13220	Y	N
1	252405	9055	5/22/03	75000	13220	Y	N
1	252405	9057	6/9/03	60000	13220	Y	N
1	252405	9058	5/28/03	27000	12196	Y	N
1	252405	9061	5/21/03	50000	13068	Y	N
1	252405	9066	5/27/03	25000	13068	Y	N
1	252405	9067	5/23/03	90000	13068	Y	N
1	252405	9072	7/20/03	110000	13068	Y	N
1	252405	9074	5/23/03	65000	13220	Y	N
1	252405	9077	5/23/03	30000	13220	Y	N
1	252405	9078	5/20/03	32000	13220	Y	N
1	252405	9087	5/23/03	70000	13220	Y	N
1	252405	9088	5/23/03	70000	13220	Y	N
1	252405	9089	5/21/03	70000	13220	Y	N
1	252405	9090	5/23/03	70000	13220	Y	N
1	252405	9094	5/22/03	50000	13220	Y	N
1	252405	9096	6/10/03	120000	13220	Y	N
1	252405	9098	5/27/03	50000	14810	Y	N
1	252405	9100	5/27/03	75000	14374	Y	N
1	252405	9106	5/29/03	45000	13084	Y	N
1	252405	9108	5/20/03	40000	13156	Y	N
1	252405	9109	6/9/03	70000	13193	Y	N
1	252405	9123	5/22/03	70000	13068	Y	N
1	252405	9127	5/19/03	70000	13068	Y	N
1	252405	9136	5/21/03	50000	13068	Y	N
1	252405	9146	5/27/03	60000	13047	Y	N
1	252405	9152	5/20/03	45000	12196	Y	N
1	252405	9158	1/28/03	910500	138520	N	N
1	252405	9178	3/19/03	35000	57499	N	N
1	252405	9191	5/21/03	40000	13220	Y	N
1	252405	9220	3/19/03	40000	16246	N	N
1	262405	9039	9/10/02	268500	23900	N	N
1	302406	9021	10/8/02	275000	435600	N	N
1	322406	9077	3/7/03	159000	217893	N	N
1	330385	0180	1/2/02	375000	30926	Y	N
1	330385	0420	9/26/03	462500	46036	Y	N
1	413942	0260	9/13/02	375000	18374	Y	N
1	413945	0700	7/17/03	380000	18620	N	N
1	560800	0920	4/18/03	300000	12039	N	N
1	723750	0010	10/1/03	230116	9453	N	N
1	723750	0020	2/19/03	229500	9453	N	N
1	723750	0030	3/11/03	246500	11253	N	N

**Vacant Sales Used in this Annual Update Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	723750	0050	8/14/03	218898	9301	N	N
1	723750	0060	11/11/02	229500	11430	N	N
1	723750	0070	11/11/02	229500	10754	N	N
1	723750	0110	7/23/03	2900000	10925	N	N
1	723750	0380	8/25/03	438750	13590	N	N
1	723750	0410	8/25/03	341250	16886	Y	N
1	723750	0420	10/3/03	295000	17397	Y	N
1	723750	0430	7/21/03	298690	13903	Y	N
1	723750	0440	4/25/03	352750	12634	Y	N
1	723750	0450	9/12/03	450000	12654	Y	N
1	723750	0470	12/26/02	403750	12694	Y	N
1	723750	0480	12/18/02	403750	13001	N	N
1	723750	0490	4/25/03	382500	12429	N	N
1	723750	0500	1/9/03	361250	11746	N	N
1	723750	0530	2/5/03	276250	10660	N	N
1	723750	0750	9/23/03	280250	11914	N	N
1	723750	0940	7/8/03	335000	11830	Y	N
1	723750	1080	1/9/03	267750	11972	Y	N
1	723750	1100	12/26/02	306000	12615	N	N
1	723750	1130	12/18/02	267750	10584	N	N
1	723750	1190	9/23/03	356250	13402	N	N
1	723750	1200	9/23/03	345625	15937	N	N
1	723750	1220	10/8/03	451250	12981	N	N
1	723750	1230	9/23/03	415625	11500	N	N
1	723750	1240	9/23/03	437500	15391	N	N
1	723750	1500	8/13/03	218898	10679	N	N
1	723750	1510	8/14/03	218898	10490	N	N
1	723750	1520	6/18/03	214701	9525	N	N
1	856273	0060	6/2/03	4603989	810652	N	N
1	856274	0010	6/23/03	618149	6401	Y	N
1	856274	0090	9/23/03	461931	6272	Y	N
1	856274	0180	7/25/03	896656	6839	Y	N
1	856274	0280	10/3/03	159000	6006	N	N
1	856274	0320	5/8/03	477000	5925	N	N
1	856274	0350	8/14/03	483290	5550	N	N
1	856274	0390	10/14/03	485594	8803	N	N
1	856274	0450	10/13/03	531542	6581	Y	N
1	856274	0500	6/30/03	626340	5946	Y	N
1	856275	0010	6/30/03	3864210	5364	N	N
1	856275	0050	6/30/03	3140435	5431	N	N
1	856275	0090	8/20/03	583940	6664	N	N
1	856275	0340	7/2/03	407407	3980	N	N
1	856275	0370	8/20/03	409953	7147	N	N
1	856275	0430	10/1/03	416774	3980	N	N
1	856275	0440	9/10/03	421125	3980	N	N
1	856275	0450	9/22/03	418746	3980	N	N

**Vacant Sales Used in this Annual Update Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	856275	0780	9/10/03	65000	5981	N	N
1	856275	0970	10/9/03	585882	4500	N	N
1	856275	1130	9/24/03	509000	4649	N	N
1	856275	1140	8/22/03	517456	4798	N	N
1	856275	1150	10/8/03	592514	4500	N	N
1	856275	1170	10/31/02	114149	6506	N	N
1	856275	1180	10/16/03	389892	6366	N	N
3	062306	9060	2/13/03	198000	108900	Y	N
3	082306	9042	1/8/02	185000	558003	N	N
3	338830	0021	3/3/03	139000	52707	N	N
3	338830	0310	5/9/02	3750	41997	N	N
3	338830	1220	8/5/02	140000	35070	N	N
11	332406	9121	2/20/03	150000	174240	N	N
11	332406	9538	6/25/03	90000	92800	N	N
11	342406	9027	9/10/02	218000	10759	N	N
11	342406	9027	7/31/03	155000	10759	N	N
11	527910	0380	1/13/03	150000	7930	N	N
11	570620	0600	9/23/03	50000	15264	N	N
11	571060	0440	11/11/02	60000	20616	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	242405	9052	9/3/02	175000	NO MARKET EXPOSURE
1	252405	9063	8/16/02	44000	PLOTTAGE
1	252405	9093	2/5/02	100000	MULTI-PARCEL SALE;
1	252405	9102	9/5/02	130000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9104	3/18/02	50000	PLOTTAGE
1	252405	9105	3/18/02	50000	PLOTTAGE
1	252405	9118	10/1/02	225000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9125	1/25/02	75000	PLOTTAGE
1	252405	9126	1/25/02	75000	PLOTTAGE
1	252405	9172	5/7/02	50000	PLOTTAGE
1	252405	9196	10/3/02	50000	NO MARKET EXPOSURE; PLOTTAGE
1	252405	9206	5/7/02	75000	PLOTTAGE
1	252405	9221	5/15/02	35000	PLOTTAGE
1	330385	0440	1/25/02	702037	FORCED SALE; EXEMPT FROM EXCISE TAX
1	330385	0440	2/28/02	700000	FORCED SALE
1	856273	0040	4/1/03	2785000	STATEMENT TO DOR; CORPORATE AFFILIATES
1	856275	1160	9/6/02	114724	NO MARKET EXPOSURE
11	282406	9365	10/10/02	115000	NO MARKET EXPOSURE
11	332406	9042	6/7/02	375000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
11	342406	9103	3/28/03	171000	MULTI-PARCEL SALE



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr